

1 BILL NO. R-87-01-21

2 DECLARATORY RESOLUTION NO. R-10-87

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
7 4619 Lima Road, Fort Wayne, Indiana
8 46808. (The Sign Shoppe, Petitioner).

9 WHEREAS, Common Council has previously designated by
10 Declaratory Resolution the following described property as an
11 "Economic Revitalization Area" under Division 6, Article II,
12 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
13 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

14 Lots, 12, 13, 30, and 31, Houser's
15 Subdivision, Block No. 1, Allen
16 County, Indiana;

17 said property more commonly known as 4619 Lima Road, Fort Wayne,
18 Indiana 46808;

19 WHEREAS, recommendations have been received from the
20 Committee on Finance and the Department of Economic Development
21 concerning said Resolution;

22 WHEREAS, notice of the adoption and substance of said
23 Resolution has been published in accordance with I.C. 5-3-1 and
24 a public hearing has been conducted on said Resolution;

25 WHEREAS, if said Resolution involves an area that has
26 already been designated an allocation area under I.C. 36-7-14-39,
27 the Fort Wayne Redevelopment Commission has adopted a Resolution
28 approving the designation.

29 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
30 THE CITY OF FORT WAYNE, INDIANA:

31 SECTION 1. That, the Resolution previously designating
32 the above described property an "Economic Revitalization Area" is
33 confirmed in all respects.

34 SECTION 2. That, the hereinabove described property is
hereby declared an "Economic Revitalization Area" pursuant to
I.C. 6-1.1-12.1, said designation to begin on the effective date
of this Resolution and continue for a one (1) year period. Said

1 Page Two

2 designation shall terminate at the end of that one (1) year period.

3 SECTION 3. That, said designation of the hereinabove
4 described property as an "Economic Revitalization Area" shall
5 only apply to a deduction of the assessed value of real estate.

6 SECTION 4. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
7 hereby determined that the deduction from the assessed value
8 of the real property shall be for a period of six (6) years.

9 SECTION 5. That this Resolution shall be in full force
10 and effect from and after its passage and any and all necessary
11 approval by the Mayor.

12
13 
14 Councilmember

15 APPROVED AS TO FORM
16 AND LEGALITY

17 
18 Bruce O. Boxberger, City Attorney
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Read the first time in full and on motion by E. Schuch, seconded by Stew, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 10th day of February, 19 87, at 9:00 o'clock P..M., E.

DATE: 1-27-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Schuch, seconded by Stew, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>6</u>	<u> </u>	<u> </u>	<u>3</u>	<u> </u>
<u>BRADBURY</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GIAQUINTA</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 2-10-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (~~APPROPRIATION~~) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-10-87 on the 10th day of February, 19 87.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

John E. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of February, 19 87, at the hour of 11:00 o'clock A..M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of February, 19 87, at the hour of 3:00 o'clock P..M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

RECEIVED

JAN 20 1987

ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: THE SIGN SHOPPE (Doris & Gene Regnier)

Address of Applicant's Principle Place of Business:

4721 Lima Road

Fort Wayne, IN 46808

Phone Number of Applicant: (219) 483-1922

Street Address of Property Seeking Designation:

4619 Lima Road

Fort Wayne, IN 46808

S.I.C. Code of Substantial User of Property:

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> </u>	<u> X </u>
Is the project site within a platted industrial park?	<u> </u>	<u> X </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> X </u>
Will the project have ready access to City Water?	<u> X </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> X </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> X </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B4

What zoning classification does the project require? B3

What is the nature of the business to be conducted at the project site?
Manufacture (fabrication) and retail sales of small signs

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? n/a

Current assessed value of Real Estate:

Land	<u>\$1240.00</u>
Improvements	<u>None</u>
Total	<u>\$1240</u>

What was amount of Total Property Taxes owed during the immediate past year? \$96.98 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

Construction of a 5,000 sq.ft. combination shop and
warehouse building.

Cost of Improvements: \$ 155,000

Development Time Frame: 5-1-87 to 9-1-87

When will physical aspects of improvements begin? May 1987

When is completion expected? August 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 3

How many permanent jobs will be created as a result of this project?
6

Anticipated time frame for reaching employment level stated above?
3 years

What is the nature of those jobs?

Additional Signcrafters and sales personnel

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Dimensions of property limits the building size and available

parking area for other than small service type business.

In what Township is project site located? Washington

In what Taxing District is project site located? Wash. Fort Wayne

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Doris M. Regnier

4721 Lima Road

Fort Wayne, IN 46808

Phone Number of Contact Person (219) 483-1922

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Doris M. Regnier
Signature of Applicant

1/16/87
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

OFFICE OF:

Joseph B. Stody Jr. and Associates

REGISTERED LAND SURVEYOR NO. S-0144 INDIANA

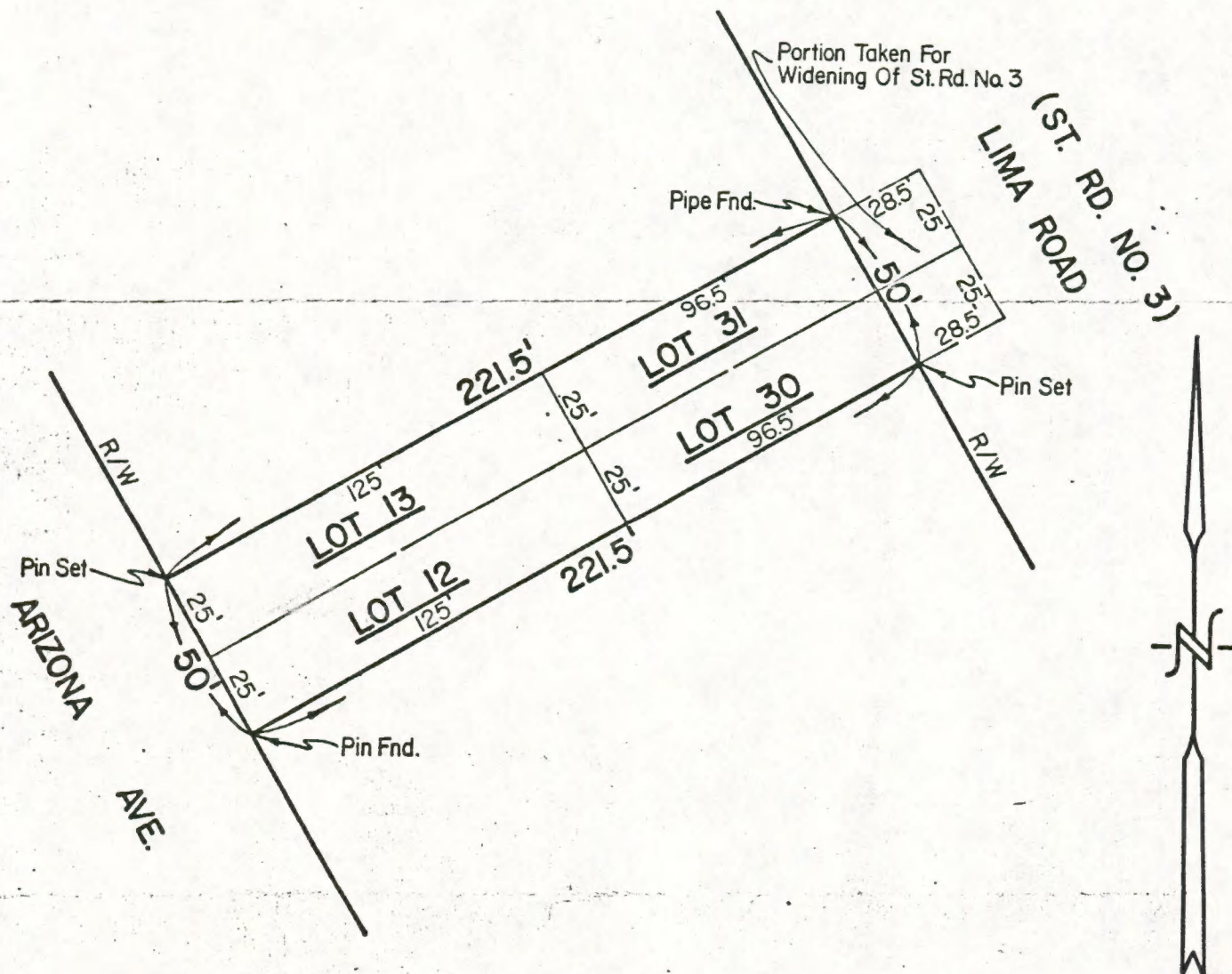
1042 Saint Joseph Boulevard
Fort Wayne, Indiana 46805

Phone (219) 424-6733

The undersigned Land Surveyor, registered under the Laws of Indiana, hereby certifies that he has made a resurvey of the real estate described and shown below.

Measurements were made and monuments set in conformity with the records on file in the office of the Recorder of ALLEN County, Indiana and to the best of my knowledge accurately shown. Any encroachments or discrepancies are shown below.

Legal description of real estate. Lots 12, 13, 30, and 31, Houser's Subdivision, Block No. 1.



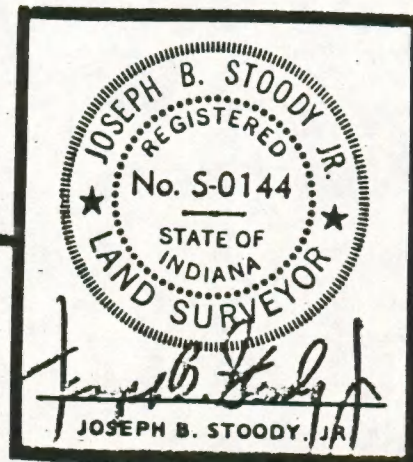
Subject real estate does not lie in a flood hazard area as defined by the Dept. of HUD, FIA Flood Hazard Boundary Maps.

FOR: SWIHART

Scale: 1" = 50'

JOB NO. 6937

DATE April 18, 1984



Admn. Appr. _____

DIGEST SHEET

9 87-0121

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4619 Lima Road, Fort Wayne, Indiana 46808. (The Sign Shoppe, Petitioner).

EFFECT OF PASSAGE Construction of a 5,000 sq. ft. combination shop and warehouse building.

EFFECT OF NON-PASSAGE Dimensions of property limits the building size and available parking area for other than small service type business.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$155,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: THE SIGN SHOPPE (Doris & Gene Regnier)

Site Location: 4619 Lima Road, Fort Wayne, IN. 46808

Councilmanic District: 3rd Existing Zoning: B-4

Nature of Business: Manufacture(fabrication) and retail sales of small signs.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Construction of a 5,000 sq. ft. combination shop and warehouse building.

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 155,000.00 Permanent Jobs Created:

.....
STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 6 year(s).

Comments: Project was previously designated due to financing it was not started during the first designation. The project is now ready to be started and should be completed on schedule in late August 1987.

Staff James Partin
Date 1-26-87

Director Thomas Latchem
Date 1-26-87

BILL NO. R-87-01-21

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming the designation

of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for

property commonly known as 4619 Lima Road, Fort Wayne, Indiana

46808 (The Sign Shoppe, Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~

(RESOLUTION)

YES

NO

BEN A. EISBART
CHAIRMAN

JAMES S. STIER
VICE CHAIRMAN

CHARLES B. REDD

DONALD J. SCHMIDT

SAMUEL J. TALARICO

CONCURRED IN

2-11-87

SANDRA E. KENNEDY
CITY CLERK



The City of Fort Wayne

January 28, 1987

Ms. Marilyn Romine
Fort Wayne Newspaers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of January 31, 1987, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN
Bill No.
R-87-01-18 & R-87-01-19
R-87-01-20 & R-87-01-22
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 2

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-87-01-20 AND R-87-01-21)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 1-27-87,
date
designating property at 4619 Lima Road, Fort Wayne, Indiana 46808
(The Sign Shoppee, Petitioner)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, February 10, 1987, at 7:00 P.M.
date, time & place
Common Council Conference Room 128, One Main Street,
City-County Bldg., Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To **JOURNAL-GAZETTE** Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

4

Body number of lines

17

Tail number of lines

2

Total number of lines in notice

23

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra 2.00

TOTAL AMOUNT OF CLAIM

\$ 8.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Jan. 31 19 87

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:Personally appeared before me, a notary public in and for said county and state, the undersigned **Drusilla Roose**that he/she is **CLERK** of the**JOURNAL-GAZETTE**
DAILY newspaper of general circulation printed and publishedin the English language in the city of **FORT WAYNE, INDIANA**in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for **one time** the dates of publication being as follows:

1/31/87

Subscribed and sworn to me before this **31 st** day of **January** 19 **87****Shelley R. LaRue**
Notary PublicMy commission expires **March 3, 1990**NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

RESOLUTIONS NO. R-87-01-20 AND R-87-01-21

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 1-27-87, designating property at 4619 Lima Road, Fort Wayne, Indiana 46808 (The Sign Shoppee, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County's Assessor's Office.

Common Council will conduct a public hearing on

whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, February 10, 1987, at 7:00 P.M., Common Council Conference Room 128, One Main Street, City-County Bldg., Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

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Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra 2.00

TOTAL AMOUNT OF CLAIM \$ 8.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point

Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Jan. 31 19 87

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK

NEWS-SENTINEL
DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:

1/31/87

Subscribed and sworn to me before this 31 st day of January 19 87

Shelley R. LaRue Notary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
RESOLUTIONS NO. R-87-01-20 AND R-87-01-21
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All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk